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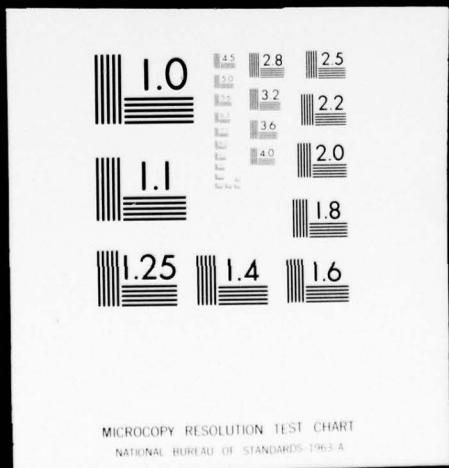
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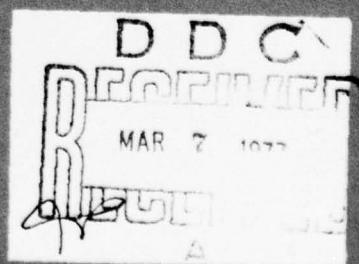
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Book 4
Land Ownership Data

Seafarer Site Survey Upper Michigan Region

for
U.S. Navy
Naval Electronic Systems Command
Washington, D.C.

by
EDAW inc.
under contract to
GTE Sylvania
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BOOK 4

LAND OWNERSHIP DATA
of the
UPPER MICHIGAN REGION
PROJECT SEAFARER

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for
U. S. Navy. Naval Electronic Systems Command

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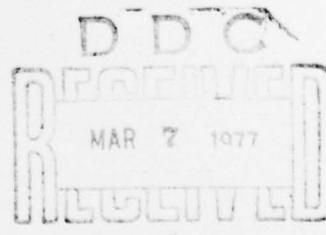
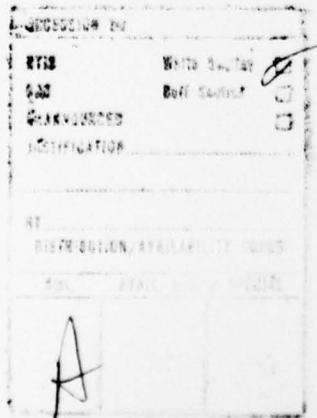
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SUMMARY

As indicated on the Land Ownership Data Map, the three categories of land ownership utilized in this analysis are: Governmental (G), Corporate (C), and Private (P) (i.e., non-governmental and non-corporate).

Approximately .6 million of the Study Area's approximate 2.9 million acres (including water bodies) is owned by the Federal and State governments. This land is under the Commercial Forest Act, and is specifically designated for public use, and not available on the open market. Of the remaining 2.3 million acres, 45% is owned by large corporations such as Kimberly Clark, American Can Company, Owens Illinois, Mead Corporation, Keweenaw Land Association, Ford Motor Company and others. Most of the corporate properties are of substantial size (1,000 acres or more) and are not for sale on the open market, except for large acreages at high prices per acre. Individual owners hold approximately one million acres of land.

Table 1. LAND OWNERSHIP AREAS AND PERCENT TOTAL AREA

	Acres	Square Miles	Percent of Total
Federal & State	600,000	938	20.7
Corporate	1,035,000	1,618	35.7
Private	1,000,000	1,562	34.5
Miscellaneous & Unaccounted for	265,000	414	9.1
TOTAL	2,900,000	4,532	100.0

Approximate measurements taken from the Ownership Data Map.

Federal and State governments own the land strictly for the purpose of land preservation for the public good. Most of the corporations own property for timber value, mineral value, and investment value. Individual owners are usually interested in land as recreational/residential home sites, small business sites, farms, and for investment value.

EVOLUTION

Processes Leading to Existing Conditions

The growth patterns of the Michigan Study Area in terms of general land ownership categories, have experienced moderate changes over the past 30 to 40 years. Public holdings have increased slowly over the decades because of Federal and State interest in preserving this generally wild area for the public good. Over the years parts of the Study Area have become a well known wilderness/recreation area in the mid-western region of the United States. In the past 40 years there has been a tremendous demand for lumber, lumber products, and minerals (coal, iron ore, sand and gravel), and corporate holdings have grown significantly because of the expansion of these industries.

Over the past 10 years the demand for recreational land has increased significantly, with a shrinking supply of available recreational land because of increasing governmental and corporate holdings. This demand, when land is available, has led to an increase in private ownership in the last decade, and to a significant rise in property values. Residential and recreational land has a tendency to cluster around the cities, towns, and lake areas. Corporate and government land, in many sections, also clusters around cities and towns, as well as along the shorelines of Lake Superior and other large lakes.

Anticipated Future Conditions

Prediction of ownership trends in specific real property categories for an area as large as the Study Area must include consideration of many independent variables and factors. It is unrealistic to assume that all market influences will remain static; they are subject to change and variations through time.

- o Because of the commitment and interest on the part of the Federal and State governments in preserving the Upper Peninsula as a recreation area, it can reasonably be assumed that public ownership will slowly increase over the next several decades. However, due to the increasing demand for resources, some of these lands will, in all probability, be opened up to private industry for timber harvesting and mineral production.

- o Land under corporate ownership, and privately owned land, will exchange at a faster rate, due to corporate demand for profit, and individual owner demand for residential/recreational/investment properties.
- o However, the largest category of land ownership over the next several decades will still be government, followed by corporate and private.

DISTINCTIVE UNITS AND CHARACTERISTICS

Introduction

To establish ownership data for the Study Area, mapping is essential. A narrative of the area can best be presented through a county-by-county discussion of real property ownership and ownership categories.

Counties

Alger

Approximately 10,000 acres of Alger County, along its western boundary, is in the Study Area. The State of Michigan owns well over 50% of this area. This publicly owned land is basically contained within the Menominee and Escanaba State Forests. Slightly more than half the remaining property is owned by private individuals, with the last remaining property owned by corporations, the largest of which are the Mead Corporation and Cleveland Cliffs Iron Company.

Baraga

Approximately 532,000 acres or nearly 95% of Baraga County is within the Study Area. The eastern half of the County is substantially corporate land, along with much of the central sections of the County. Most of these corporate lands are owned by firms such as American Can Company, Ford Motor Company, Kimberly Clark Corporation, Mead Corporation and North Woods Paper Products, Inc.

The far eastern section of the County contains substantial government ownership, centering on the Baraga State Forest. In addition the County contains approximately 1,700 acres of a U.S. Forest Service Experimental Forest.

There is one substantial area of privately owned land in the northwestern section of the County. However, most land that is privately owned does not appear in large sections on the map, but is well distributed throughout the County.

Baraga is second to Marquette County in the amount of land under corporate ownership.

Delta

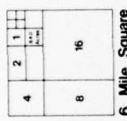
There are 10,240 acres of Delta County in the Study Area. Eighty percent of the land is privately owned. Ten percent is owned by the Kimberly Clark Corporation. The rest is publicly owned property (State of Michigan), centering on the Menominee State Forest.

Seafarer Site Survey Upper Michigan Region

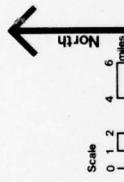
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San Francisco, California
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Needham Heights, Massachusetts

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OWNERSHIP



OWNERSHIP



Needham Heights, Massachusetts





Dickinson

The entire County of Dickinson, or 488,320 acres, is included in the Study Area. The southern sections, near the population/residential/commercial centers of Iron Mountain and Kingsford, are largely privately owned. The northern section of the County is substantially government owned land, centering on the Baraga State Forest. The central sections of the County have a general mixture of all three categories, each one equally distributed through this section of the County, with the vast majority of the Corporate land owned by the Keweenaw Land Association, the Kimberly Clark Corporation and Inland Steel.

Houghton

Of the approximately 7,360 acres of Houghton County within the Study Area, the majority is under private ownership with some scattered corporate holdings.

Iron

Approximately 60%, or 468,096 acres, of Iron County is within the Study Area. The majority of the northern half of the area is owned by corporations such as American Can Company, Celotex Corporation, Inland Steel, U.S. Steel, Michland, Inc. and Wisconsin-Michigan Power Company. The southern part of the area is predominately under private ownership, centering on the population centers of Iron River and Stambaugh. This area is also a residential/commercial center, as well as a growing recreational area with a high demand for recreation/residential property.

Marquette

Approximately 95% or 1,170,900 acres, of Marquette County is within the Study Area. The major portion of Marquette County is owned by corporations such as Cleveland Cliffs Iron Company, Ford Motor Company, Kimberly Clark Corporation, Inland Steel and U.S. Steel. Marquette has more land in corporate land ownership than any other county. K.I. Sawyer Air Force Base consists of 5,200 acres, of which 2,635 are actually owned in fee by the Federal Government. There are two U.S. Forest Service Experimental Forests, totally or partly within the County. These account for approximately 6,300 acres of Marquette County.

Marquette County also has the Escanaba River State Forest and Michigamme State Forest. The southern and southwestern sections of the County included within the site area are largely under governmental ownership.

The central and northwestern sections of the County are largely owned by corporations. Most of the shoreline on Lake Superior is owned by private individuals or associations. The Huron Mountain Club owns much of the western part of the northern shoreline. Much of the shoreline near Marquette is owned by individuals who have homesites, residential, or recreational property on the lake.

The area within 30 miles of the City of Marquette contains one of the heaviest concentrations of privately-owned land. This is a direct result of the substantial population, commercial, and residential growth that has taken place in this area in the last 25 years.

Menominee

Of the 230,400 acres in Menominee County within the Study Area, most of the land at the southern tip is privately owned. The central and northern areas are owned largely by corporations such as Kimberly Clark, and U.S. Steel. The publicly owned land centers on the Menominee State Forest.

Mineral Production

Table 2 indicates the major mineral producers in the Study Area, and the counties in which the extraction or processing points are located. Mineral producers own substantial land holdings in the Study Area, but less than 5% of the land is actually utilized for processing or extraction purposes. The remaining property is held for potential mineral, timber and investment value.

Table 2. PRINCIPAL PRODUCERS

<u>Company & Address</u>	<u>County</u>
Cleveland Cliffs Iron Company 1460 Union Commerce Building Cleveland, Ohio 44114	Marquette
Operator of Empire Mining Company, Negaunee Mining Company, Marquette Mining Company and Tilden Mining Company	
Inland Steel Company 30 West Monroe Street Chicago, Illinois 60603	Iron
Operator of Sherwood Mine	
Hanna Mining Company 100 Erieview Plaza Cleveland, Ohio 44114	Dickinson
Operator of Groveland Mine	

Note: Other corporations such as U. S. Steel have substantial land holdings in Dickinson, Iron, Marquette and Menominee Counties. These holdings are for investment value, as well as potential mineral and timber profitability.

Source: Michigan Mineral Producers 1974, 1975 Annual Report 8, Geologic Survey Division Department of Natural Resources.

RELATIONSHIP TO OTHER DATA

The ownership of land areas in the Michigan site has a strong relationship to the other data groups. It is a major determinant of land utilization, tax burdens, land supply on the open market; and other commercial, residential and industrial trends.

VALIDITY

General Procedures

The information on land ownership was obtained from individual county plat books. Except for Alger County, all the county plat books were prepared by the Rockford (Illinois) Map Publishers, Inc. The Alger County book was prepared by the Abstractor of Alger County.

A review of the new plat books of Menominee, Marquette, Dickinson, Iron and Houghton Counties, published after the completion of the Land Ownership Map at the end of 1973, reveals that more than 90% of all the recent land sales were the result of private landholders selling to other private parties. Very few land sales have occurred between private, corporate and government interests. The average amount of land to change mapping category has been less than .3 percent. Those sales which did account for the .3 percent change were generally small tracts averaging less than one hundred acres. For the above reasons the ownership map prepared in 1973 can still be considered a reliable document.

Table 3 summarizes changes in ownership recorded in a 10% random sampling of that portion of each county within the Study Area. Delta, Baraga and Alger Counties have not updated their plat books since the beginning of the study, therefore, ownership changes in these Counties could not be recorded. However, it can be assumed that the percent of ownership change was similar to that which has occurred in the other counties.

Table 3. LAND OWNERSHIP CHANGES

<u>County</u>	<u>% of Land That Has Changed Category</u>	<u>% of Land That Has Changed Ownership But Not Category</u>
Menominee	.08%	4.01%
Marquette	.75%	3.57%
Dickinson	.50%	2.37%
Iron	.08%	2.00%
Houghton	.0 %	7.6 %

Data Sources/Availability

Except for land within the larger cities and towns, each plat book shows all land parcels in the county by size (acreage) and owner (corporate, government, or private).

The plat book plates were transferred to a larger site base map, without specific ownership designations, but with the general land ownership categories of:

<u>Category</u>	<u>Definition</u>
1. Public	All federal, state, county and city land.
2. Corporate	All land owned by public or private corporations, associations, or non-profit organizations.
3. Private	All land owned by individuals or private, unincorporated partnerships.

Data Reliability/Limitations

All the data collected for the plat books were gathered from Official Public Records at the County Courthouses. The cycle of land sales and purchases is a continual process. Thus it is impossible to guarantee 100% accuracy of ownership information on a specific date. To guarantee 100% accuracy all property sales and transfers would have to be halted to get an ownership listing. The plat book publishers, however, guarantee 95% or better accuracy of the information at the time (date and year) the plat book was produced.

All eight Counties update their plat books every two or three years. Each new updated plat book usually contains a significant number of changes in the private land ownership category. This is a direct result of the transfer and sale of residential or recreational property. These changes do not involve a significant percentage of the land within the Study Area.

The large corporate and government holdings have not changed significantly in recent years.

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